

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
September 16, 2021**

DRAFT MINUTES

PRESENT

Gia Biagi
Andre Brumfield*
Walter Burnett*
Teresa Córdova (Chair)*
Maurice Cox*
Laura Flores*
Raul Garza*
Mike Kelly*
Sarah Lyons*
Deborah Moore*
Patrick Murphey*
Marisa Novara
Guacolda Reyes
Linda Searl*
Smita Shah*
Tom Tunney*
Gilbert Villegas
Scott Waguespack*

ABSENT

Fran Grossman
Honorable Lori E Lightfoot, Mayor
Harry Osterman
Lester Barclay
Nicholas Sposato

- A. The Chairman called the September 16, 2021, regular hearing of the Chicago Plan Commission to order at 10:00 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with nine members present (*). The public hearing was audio recorded and live streamed. A transcript will be available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record.
- B. A motion by Smita Shah, seconded by Raul Garza, to approve the Minutes of the August 26, 2021 Re-Scheduled Regular Hearing of the Chicago Plan Commission, this was approved by a 14-0-0 vote.

C. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:

1. A motion by Smita Shah, seconded by Sarah Lyons, to approve the following matters (No. 1 under the ANLAP heading), pursuant to the Inter-Agency Planning Referral Act, was approved by a 14-0-0 vote:

ANLAP

1. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program (ANLAP) of city owned land, generally located at 6333 South Champlain Avenue to Mark Richmond (21-029-21; 20th Ward).

D. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:

1. A motion by Smita Shah, seconded by Raul Garza, to approve a proposed amendment to Residential Business Planned Development No. 1272, submitted by 1550 North Clark (Chicago) Owner, LLC, for the property generally located at 1546-1556 N. Clark Street, 101-129 W. North Avenue, and 1555-1565 N. LaSalle Street was approved by a vote of 15-0-0. The property is currently zoned Residential Business Planned Development No. 1272 and is comprised of two sub-areas, A and B. The applicant is proposing to add “Animal Services—Veterinary” as a permitted use within Sub-Area A. No changes are proposed to Sub-Area B. (20783, 2nd Ward)
2. A motion by Smita Shah, seconded by Deborah Moore to approve a proposed Residential-Business Planned Development, submitted by 160 N. Morgan, LLC, for the property generally located at 160 North Morgan Street was approved by a vote of 14-0-0 (Burnett Recused). The applicant is proposing to rezone the site from C1-2 (Neighborhood Commercial District) to DX-7 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development. The applicant proposes to construct a 29-story, 350’-tall building with 282 residential units, ground floor commercial space, and 89 accessory vehicular parking spaces. A 3.01 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 10.01. (20631, 27th Ward)
3. A motion by Gia Biagi, seconded by Tom Tunney, to approve a proposed amendment to Institutional Planned Development No. 1103, submitted by Chicago Jesuit Academy for the property generally located at 5058 W. Jackson Blvd was approved by a vote of 10-5-0. The applicant proposes to expand the Chicago Jesuit Academy campus located within Sub-Area A, with a new 49,250 square foot 3-story addition to the west of the existing Chicago Jesuit Academy building. Additionally, the applicant is proposing an 11,249 square foot expansion of Sub-Area A to provide accessory and non-accessory off-street parking, generally located at 5043-47 W. Quincy St., and a 9,952 square foot expansion of Sub-Area B to provide accessory and non-accessory

off-street parking (only to be provided to visitors of Moore Park) , generally located at 5093-99 W Jackson Blvd; this results in an overall expansion of the boundary of the PD by a total of 21,201 square feet. (20751 28th Ward)

4. A motion by Walter Burnett, seconded by Scott Waguespack, to approve a proposed amendment to Institutional Planned Development #168, submitted by Rush University Medical Center, for the property generally located at 1401-1555 West Congress Parkway, 500-532 South Loomis Avenue, 1400-1554 West Harrison Street, and 501-531 South Ashland Avenue was approved by a vote of 16-0-0. The applicant is proposing to rezone the site from IPD #168, to C3-5 (Commercial, Manufacturing and Employment District) and then to IPD#168, as amended. The amendment will permit hospital uses to allow for the development of a five-story, 78 foot tall, 127,100 square foot inpatient hospital building with 70 parking spaces. (20702, 28th Ward)
5. A motion by Linda Searl, seconded by Walter Burnett, to approve a proposed amendment to planned development #92, submitted by Swedish Covenant Health dba Swedish Hospital, for the property generally located at 2826-36 West Foster Avenue was approved by a vote of 13-0-0. The applicant seeks to change the zoning designation of the site from Residential Institutional Planned Development #92 and RS-3 (Residential Single-Unit (Detached House) District to C1-5 (Neighborhood Commercial District) and then to Residential Institutional Planned Development #92, as amended. The amendment would expand the boundaries and create two subareas within the resulting planned development. The expanded area will be developed with a new outpatient medical facility consisting of a 7-story building including medical offices, medical outpatient facilities and 32 parking spaces. (20574; 40th Ward)

E. CHAIRMAN'S REPORT / INFORMATIONAL PRESENTATIONS

1. An informational presentation for a proposed update to provide on and off-site affordable units to meet the ARO obligation for PD 1433, located at 1050 West Van Buren which consists of a 196-dwelling unit, 21-story mixed use building approved on December 12, 2018 was made by Ricardo Lopez. The developer proposes locating 14 studios, one- and two-bedroom ARO units on site and 14 two-, three- and four-bedroom ARO units off site at an existing 8 unit building at 2329 West Monroe St. and an existing 6 unit building at 2312 W. Ohio Street in lieu of providing 39 studio, one and two bedroom units on site. The proposed combined on and off-site proposal is permitted by PD 1433 and per Sections 2-44-090(G)(4) and 2-44-090(G)(6) with approval by the Commissioner of the Department of Housing. The informational presentation comments were heard and recorded but no vote was required.

F. Adjournment

A motion by Walter Burnett, seconded by Linda Searl, to adjourn the September 16, 2021 Regular Hearing of the Chicago Plan Commission at 1:06 PM, the motion was approved by a 12-0-0 vote.